

TOWN OF LOS ALTOS HILLS

PLANNING COMMISSION AGENDA

REGULAR MEETING, THURSDAY, JULY 2, 2009 AT 7:00 p.m.

Council Chambers, 26379 Fremont Road, Los Altos Hills www.losaltoshills.ca.gov

ASSISTANCE FOR PERSONS WITH DISABILITIES

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at (650) 941-7222. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Notice to Public: Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection in the City Clerk's office located at 26379 Fremont Road, Los Altos Hills, California during normal business hours.

1. ROLL CALL AND PLEDGE OF ALLEGIANCE
2. ADMINISTRATION OF THE OATH OF ALLEGIANCE AND SEATING OF THE NEWLY APPOINTED PLANNING COMMISSIONER
3. RE-ORGANIZATION OF THE PLANNING COMMISSION
4. PRESENTATIONS FROM THE FLOOR

Persons wishing to address the Commission on any subject not on the agenda are invited to do so now. Please note, however, that the Commission is not able to undertake extended discussion or take action tonight on non-agendized items. Such items will be referred to staff or placed on the agenda for a future meeting.

5. PUBLIC HEARINGS

Persons wishing to address the Commission should obtain a copy of the request form located at the table at the back of the Council Chambers and leave the completed form at the podium; this ensures that names are recorded accurately in the minutes. Please limit remarks to three minutes. This will assure time for all persons wishing to speak. Also, in the interests of time, please avoid redundancy with remarks made by previous speakers. If a large group wishes to express its views, the group should try to have one spokesperson.

If you challenge the proposed action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described below, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Any interested party may appeal a determination of the Planning Commission to the City Council by filing a written notice of appeal with the City Clerk within twenty-two (22) days of the decision. A nonrefundable filing fee and a deposit for services shall accompany each notice of appeal, except that any member of the Council may file such an appeal without payment of a fee.

>Planning Commission Ex Parte Contacts Policy Disclosure

- 5.1 LANDS OF BROCKWAY (Formerly Lands of Moeller), 11990 Page Mill Road; File #101-09-MISC; Conditional exception pursuant to 9-1.1501 of the Los Altos Hills Municipal Code to allow an existing overhead utility line (section between points C and D on the map) that was proposed to be undergrounded to remain above ground; CEQA Review: Categorical Exemption per Section 15301(b) (Staff: Richard Chiu).
- 5.2 LANDS OF SINGH, 11267 Magdalena Road; File #298-08-ZP-SD-GD; A request for a Site Development Permit for a new 5,675 square foot two-story residence (maximum height 29 feet) with a 1,098 square foot basement, and a 700 square foot swimming pool. The applicant is requesting a grading policy exception for up to 8 ½ feet of cut for the rear yard and patio. CEQA Review: Categorical Exemption per Section 15303(a) (Staff-David Keyon).
- 5.3 LANDS OF JJP REALTY ENTERPRISES, LLC, 11481 Magdalena Road; File #60-09-ZP-SD-GD; A request for a Site Development Permit for a 7,065 square foot tennis court and a 7,065 square foot bunker garage. The applicant is also requesting a Grading Policy exception of up to 14.2 feet of cut for the bunker garage. CEQA Review: Categorical Exemption per Section 15303 (e) (Staff-Nicole Horvitz).
- 5.4 MANDATORY UPDATE OF THE HOUSING ELEMENT OF THE GENERAL PLAN AND NEGATIVE DECLARATION. One of the mandatory elements of a General Plan is a Housing Element that analyzes housing needs and adopts goals, policies, programs and quantified objectives to provide for housing needs. State law requires each town, city, and county to prepare a Housing Element that must be updated once every five years. The 2009 Housing Element is the statutory update of the Town's Housing Element which was adopted by the Town and certified by the State in 2002. The Housing Element Update is subject to CEQA and an Initial Study and Negative Declaration has been prepared for public review and comment.
6. OLD BUSINESS - none
7. NEW BUSINESS – none
8. REPORTS FROM THE CITY COUNCIL MEETINGS
 - 8.1 Planning Commission Representative for June 11th – Commissioner Clow
 - 8.2 Planning Commission Representative for June 25th – Cancelled
 - 8.3 Planning Commission Representative for July 9th – Commissioner Harpootlian
 - 8.4 Planning Commission Representative for July 23rd – Commissioner Collins
9. APPROVAL OF MINUTES
 - 9.1 Approval of June 4, 2009 minutes

10. REPORTS FROM FAST TRACK MEETINGS –JUNE 23 AND JUNE 30

- 10.1 LANDS OF TREMBOIS, 10440 Albertsworth Lane; File #294-08-ZP-SD; A request for a Site Development Permit for a 5,889 square foot two story new residence (Maximum height 26'6") with a 2,762 square foot basement, 651 square foot new pool cabana, and a 912 square foot swimming pool. CEQA Review: Categorical Exemption per Section 15303(a) and (e) (Staff-Nicole Horvitz).
- 10.2 LANDS OF MARGARETIC, 23601 Camino Hermoso; File #258-08-ZP-SD; A request for a Site Development Permit for a 3,158 square foot first and second story addition, a 94 square foot basement addition, and interior remodel (Maximum height 28'). CEQA Review: Categorical Exemption per Section 15303 (a) (Staff-Nicole Horvitz).

11. REPORTS FROM SITE DEVELOPMENT MEETINGS – JUNE 23

- 11.1 LANDS OF DUREKAS, 25893 Fremont Road; File #1-09-ZP-SD; A request for a Site Development Permit for a landscape screening plan for a new residence approved on June 28, 2007. CEQA review: Categorical Exemption per Section 15304(b) (Staff-David Keyon).

12. ADJOURNMENT